

**TOWN OF PALISADE, COLORADO  
ORDINANCE NO. 2024-02**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO  
AMENDING THE LAND DEVELOPMENT CODE REGARDING  
ESTABLISHED ZONING DISTRICTS AND LAND USES AND  
AMENDING THE ZONING MAP OF THE TOWN**

**WHEREAS**, the Town of Palisade finalized an update to its Comprehensive Plan in 2022 that was adopted by the Palisade Planning Commission on February 7, 2023 and by the Board of Trustees on February 28, 2023; and

**WHEREAS**, pursuant to Section 31-23-305, C.R.S., the Board of Trustees may adopt, alter or amend zoning and regulations; and

**WHEREAS**, the Palisade Board of Trustees desires to amend the Land Development Code regarding established zoning districts and land uses to conform with the 2022 Comprehensive Plan; and

**WHEREAS**, to ensure a more streamlined and clear residential zoning code, it is deemed necessary to rename the Low Density Residential (LDR) district to Single Family Residential (SFR) for clarity; and

**WHEREAS**, to ensure a more streamlined and clear residential zoning code, it is deemed necessary to rename the Medium Density Residential (MDR) district to Multifamily Residential (MFR) for clarity; and

**WHEREAS**, to ensure alignment with the 2022 Comprehensive Plan it is deemed necessary to consolidate and rezone all High Density Residential (HDR) zoned properties into the proposed Multifamily Residential (MFR) classification; and

**WHEREAS**, the Town's Planning Commission has recommended to the Board of Trustees that the amendments to the Land Development Code contained in this Ordinance be adopted; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-306, C.R.S., on June 4, 2024 a public hearing was held before the Planning Commission to consider a recommendation of an amendment of the Land Development Code to the Board of Trustees as set forth herein; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-304, C.R.S., on June 11, 2024 a public hearing was held before the Board of Trustees to consider the amendment of the Land Development Code as set forth herein, following public notice as required by law; and

**WHEREAS**, the Board of Trustees finds and determines that the amendments to the Land

Development Code, as contained herein, are necessary and designed for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Palisade and are consistent with the Town’s Comprehensive Plan and the Town’s other goals, policies and plans.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO:**

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** Land Development Code Section 5.02 Table 5.1, Section 5.03 B Table 5.3, Section 5.03 C Table 5.4, 5.03 D Table 5.5, 5.03 E Table 5.6, is hereby amended **with new additions underlined and deletions in ~~strikethrough~~** as follows:

**Section 5.02 Established Zoning Districts**

**Table 5.1: Zoning Districts**

**Residential Districts**

<b>AFT</b>	Agriculture, Forestry Transitional
<b><del>LDR</del></b>	<del>Low-Density</del>
<b><del>SFR</del></b>	<del>Residential Single Family Residential</del>
<b><del>MDR</del></b>	<del>Medium-Density</del>
<b><del>MFR</del></b>	<del>Residential Multifamily Residential</del>
<b><del>HDR</del></b>	<del>High-Density Residential</del>
<b>MU</b>	Mixed Use
<b>Nonresidential Districts</b>	
<b>TC</b>	Town Center
<b>CB</b>	Commercial Business
<b>LI</b>	Light Industrial
<b>HR</b>	Hospitality Retail
<b>CP</b>	Community/Public
<b>Special Purpose District</b>	
<b>PD</b>	Planned Development

**Section 5.03 Residential Districts**

**B. ~~Low Density Residential (LDR)~~ Single Family Residential (SFR)**

Established to provide for orderly suburban residential development and redevelopment. Intended to maintain and protect residential areas at low ~~to moderate~~ densities, characterized predominantly by single-family detached units. The regulations for this district protect existing neighborhoods from undesirable uses and residential conversions. The ~~LDR~~ SFR district is intended to implement and correspond in part to the Comprehensive Plan's "Low Density Residential" land use designation.

**Table 5.3: ~~LDR~~ SFR District Standards**

<b>Use</b>	Single-family	Alley-loaded	Nonresidential Development <sup>(1)</sup>
<b>Density (maximum)</b>			
Density		4.5 dwelling unit per acre	N/A
<b>Lot Requirements (minimum)</b>			
Lot area (square feet)	7,500	7,500	9,000
Lot width (feet)	65	65	60
<b>Setback Requirements (minimum)<sup>(2)</sup></b>			
Street yard (feet)	20	15	25
Side yard – interior (feet)	10	10	10
Side yard – street (feet)	10	10	20
Rear yard (feet)	20	20	20
<b>Building Requirements (maximum)</b>			
Height (feet)	35	35	35
Impervious surface	45%	55%	45%

**Section 5.03 Residential Districts**

**C. ~~Medium Density Residential (MDR)~~ Multifamily Residential (MFR)**

Established to ~~maintain and protect~~ promote residential areas of higher density ~~which include a~~ with a wide variety of ~~small lot~~ residential development options. The ~~MDR~~ MFR district allows moderate to high residential density development. Proximity to public parks, multi-modal transportation, and commerce open space is an asset for ~~MDR~~ MFR district development. The ~~MDR~~ MFR district is intended to implement and correspond in part to the Comprehensive Plan's "Medium Density Residential Future Land Use Needs" ~~land use designation~~.

**Table 5.4: ~~MDR~~ MFR District Standards**

Use	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	<u>Multi-family</u>	Nonresidential Development <sup>(1)</sup>
<b>Density (maximum)</b>							
Density			7 dwelling unit per acre				N/A
<b>Lot Requirements (minimum)</b>							
Lot area (square feet)	3,500	3,500	3,500	7,000	2,000	<u>11,000</u>	6,000
Lot width (feet)	55	55	45	80	25	<u>110</u>	60
<b>Setback Requirements (minimum)<sup>(2)</sup></b>							
Street yard (feet)	20	15	15	15	15	<u>15</u>	20
Side yard – interior (feet)	10	10	0	10	10	<u>15</u>	10
Side yard – separation (feet) <sup>(3)</sup>	N/A	N/A	10	N/A	N/A	<u>N/A</u>	N/A
Side yard – street (feet)	10	10	10	15	15	<u>15</u>	20
Rear yard (feet)	20	20	20	20	20	<u>20</u>	20
<b>Building Requirements (maximum)</b>							
Height (feet)	35	35	35	35	35	<u>35</u>	35
Impervious surface	55%	55%	55%	55%	80%	<u>75%</u>	60%

**Section 5.03 Residential Districts**

**D. High Density Residential (HDR)**

~~Established to provide orderly high density residential development and redevelopment. Intended to protect, preserve and enhance existing residential areas of higher density which include multifamily dwellings mixed with other housing types. Proximity to public parks and open space is an asset for HDR district. The HDR district is appropriate for use as a transitional district between low density residential districts and MU, TC and CB districts.~~

~~The HDR district is intended to implement and correspond in part to the Comprehensive Plan's "High Density Residential" land use designation.~~

**Table 5.5: HDR District Standards**

<b>Use</b>	Single-family	Alley-loaded	Zero-lot-line	Two-family	Town-house	Multi-family	Nonresidential Development <sup>(1)</sup>
<b>Density (maximum)</b>							
Density			11 dwelling unit per acre		N/A		
<b>Lot Requirements (minimum)</b>							
Lot area (square feet)	3,500	3,500	3,500	7,000	2,000	11,000	6,000
Lot width (feet)	65	65	40	80	25	110	60
<b>Setback Requirements (minimum)<sup>(2)</sup></b>							
Street yard (feet)	20	15	15	15	15	15	20
Side yard—interior (feet)	5	5	0	5	10	15	10
Side yard—separation (feet) <sup>(3)</sup>	N/A	N/A	10	N/A	N/A	N/A	N/A
Side yard—street (feet)	15	15	15	15	15	15	20
Rear yard (feet)	15	15	15	15	20	20	20
<b>Building Requirements (maximum)</b>							
Height (feet)	35	35	35	35	35	35	35
Impervious surface	55%	55%	55%	55%	80%	75%	60%

**Section 5.03 Residential Districts**

**E. Mixed Use (MU)**

Established to facilitate adaptive re-use and preservation of older residential structures and compatible new nonresidential development. ~~The MU district is primarily a residential district, only modest scale nonresidential uses are allowed.~~ By introducing compatible commercial uses within the residential district, the MU zone achieves a form of density without sacrificing the core residential character, maintaining a human-scaled, comfortable environment. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts. The MU district is intended to implement and correspond in part to the Comprehensive Plan's "Residential Mixed Use" land use designation.

**Table 5.6: MU District Standards**

Use	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	<u>Multi-family</u>	Nonresidential Development <sup>(1)</sup>
<b>Density (maximum)</b>							
Density			7 dwelling unit per acre				N/A
<b>Lot Requirements (minimum)</b>							
Lot area (square feet)	3,500	3,500	3,500	7,000	2,000	<u>11,000</u>	5,000
Lot width (feet)	55	55	45	80	25	<u>110</u>	50
<b>Setback Requirements (minimum)<sup>(2)</sup></b>							
Street yard (minimum feet)	20	15	15	15	15	<u>15</u>	25
Street yard (maximum feet)	N/A	N/A	N/A	N/A	N/A	<u>N/A</u>	30
Side yard – interior (feet)	10	10	0	10	10	<u>15</u>	10
Side yard – separation (feet) <sup>(3)</sup>	N/A	N/A	10	N/A	N/A	<u>N/A</u>	N/A
Side yard – street (feet)	10	10	10	15	15	<u>15</u>	10
Rear yard (feet)	20	20	20	20	20	<u>20</u>	20
<b>Building Requirements (maximum)</b>							
Height (feet)	35	35	35	35	35	<u>35</u>	35
Impervious surface	55%	55%	55%	55%	80%	<u>75%</u>	75%



<b>Table 6.1 Use Table</b>												
Specific Uses Categories	Use Group	A F T	<del>LDR</del> <del>SFR</del>	<del>MDR</del> <del>MFR</del>	<del>HDR</del>	M U	TC	C B	LI	HR	C P	Specific Use Standards
<b>Public and Civic Uses</b>												
Airport, heliport									<b>P</b>		<b>P</b>	
Child care center					<b>€</b>	<b>C</b>	<b>C</b>	<b>P</b>		<b>P</b>	<b>P</b>	Section 7.02A
Civic club						<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Hospital						<b>C</b>	<b>C</b>	<b>P</b>	<b>P</b>		<b>C</b>	
Museum, library		<b>C</b>		<b>C</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Park, open area	Tot lot and playgrounds; mini-parks; plazas; squares; greens; neighborhood parks; botanical gardens; nature preserves and recreation trails; areas suitable for concerts, festivals, and special events or any similar use.	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Place of worship		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Public facility		<b>C</b>					<b>P</b>	<b>P</b>	<b>P</b>	<b>C</b>	<b>P</b>	
School (public or private)							<b>P</b>	<b>P</b>			<b>P</b>	Section 7.02B
Technical, trade, business school						<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>		<b>P</b>	
Utility, minor*	Pump stations, telephone exchanges, lift stations, electric substation or any similar use.	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Utility, major*	Water or wastewater treatment plant, water tower, electrical generation plant, wireless telecommunications or transmission facility or any similar use.	<b>C</b>									<b>C</b>	



<b>Table 6.1 Use Table</b>												
Specific Uses Categories	Use Group	A F T	LDR SFR	MDR MFR	HDR	M U	TC	C B	LI	HR	C P	Specific Use Standards
<b>Commercial Uses</b>												
Agriculture, limited*	Orchard, vineyard, row and field crops, floriculture, pasturage, viticulture, tree or sod farm, silviculture; packing house for fruits or vegetables, produce stand; processing of fruits or vegetables or any similar use.	P								P		Section 7.03B
Amusement center, indoor							P	P	P	P		
Bed and breakfast		P	C	P	P	P	P	P		P		Section 7.03C
Brewpub							P	P	P	P		Section 7.03D
Club, private					€	P	P	P				
Distillery							C	P	P			Section 7.03D
Funeral home								P	P			
Gas station with convenience retail							P	P	P	P		Section 7.03E
Hemp growing establishment		P							P			Section 7.03F
Hemp processing establishment		P							P			Section 7.03G
Hotel, motel							P	P	P	P		
Indoor recreation*	Amusement or recreational activities carried on wholly within a building, including dance hall, theater, health club or any similar use.					C	P	P	P			

<b>Table 6.1 Use Table</b>												
Specific Uses Categories	Use Group	AF T	LDR SFR	MDR MFR	HDR	M U	TC	C B	LI	HR	CP	Specific Use Standards
Kennels		<b>C</b>										Section 7.03H
Lumberyard, wholesale								<b>C</b>	<b>P</b>			
Medical marijuana center							<b>C</b>	<b>C</b>	<b>C</b>			
Medical marijuana infused products manufacturer center							<b>C</b>	<b>C</b>	<b>C</b>			
Medical marijuana optional premises cultivation operation							<b>C</b>	<b>C</b>	<b>C</b>			Section 7.03L
Microbrewery							<b>C</b>	<b>P</b>	<b>P</b>	<b>P</b>		Section 7.03D
Newspaper publisher						<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>			
Office, general*	Advertising office; bank; business management consulting; data processing; financial business such as lender, investment or brokerage house; collection agency; real estate or insurance agent; professional service such as lawyer, accountant, bookkeeper, engineer, contractor or architect; sales office, travel agency or any similar use.				<b>C</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>			

Specific Uses Categories	Use Group	AF T	<del>LDR</del> SFR	<del>MDR</del> MER	<del>HDR</del>	M U	TC	C B	LI	HR	CP	Specific Use Standards
Office, medical*	Doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical use.					<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>			
Outdoor recreation*	Any recreational facility where activity takes place primarily outdoors, including RV parks and campgrounds, miniature golf courses, <i>motocross tracks</i> , batting cages, swimming pool, driving range or any similar use.	<b>C</b>					<b>C</b>	<b>C</b>	<b>P</b>			
Outdoor storage, general									<b>P</b>			Section 7.031

<b>Table 6.1 Use Table</b>												
Specific Uses Categories	Use Group	A F T	LDR SFR	MDR MFR	HDR	M U	TC	C B	LI	HR	C P	Specific Use Standards
Radio or television studio						<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>			Section 7.03I
Recreational club or lodge, private							<b>C</b>	<b>P</b>				Section 7.03J
Restaurant		<b>C</b>			<b>E</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>		
Restaurant, drive through									<b>P</b>	<b>P</b>		
Retail, general*	Antiques; art; art supplies; bicycles; building supplies; cameras; carpet and floor coverings; crafts; clothing; computers; dry goods; electronic equipment; fabric; furniture; garden supplies; hardware; household products; jewelry; medical supplies; musical instruments; music; pets; pet supplies; printed materials; sporting goods auto parts (no service repair); plant nursery; plant nursery with landscape supply or any similar use.					<b>C</b>	<b>P</b>	<b>P</b>		<b>P</b>	<b>C</b>	
Retail marijuana cultivation facility, contiguous		<b>C</b>					<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>		Section 7.03M
Retail Marijuana Cultivation Facility, Noncontiguous		<b>C</b>					<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>		Section 7.03M

Specific Uses Categories	Use Group	A F T	<del>LDR</del> <del>SFR</del>	<del>MDR</del> <del>MFR</del>	<del>HDR</del>	M U	TC	C B	LI	HR	C P	Specific Use Standards
Retail Marijuana Products Manufacturer		<b>C</b>					<b>C</b>	<b>P</b>	<b>P</b>	<b>P</b>		Section 7.03M
Retail Marijuana Testing Facility							<b>C</b>	<b>P</b>	<b>P</b>	<b>P</b>		Section 7.03M
Retail Marijuana Store							<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>		Section 7.03M
Retail, neighborhood*	Selling, leasing or renting of the following goods: books; health and beauty products; photo finishing; crafts; flowers; gifts or souvenirs; groceries; plants; picture frames; produce; stationery; tobacco; videos or any similar use. Also includes preparation and sale of baked goods, coffee, ice cream, fountain drinks, confections and similar products whose preparation does not require installation of an exhaust hood.			<b>C</b>	<b>C</b>	<b>P</b>	<b>P</b>	<b>P</b>		<b>P</b>	<b>C</b>	
Self-storage facility								<b>C</b>	<b>P</b>			

<b>Table 6.1 Use Table</b>												
Specific Uses Categories	Use Group	A F T	LDR SFR	MDR MFR	HDR	M U	TC	C B	LI	HR	C P	Specific Use Standards
Service, general*	Personal services that include: animal grooming; dance, martial arts, photographic, music studio or classroom; photocopy, blueprint, quicksign service; tattoo parlor; security service; catering service or any similar use. General services shall also include the following repair services: bicycles; mopeds; canvas products; clocks; computers; jewelry; musical instruments; office equipment; radios; shoes; televisions; furniture; watches or any similar use. Also includes a tailor, milliner, upholsterer or locksmith							<b>P</b>	<b>P</b>			
Service, neighborhood*	Personal care services such as hair, nail, tanning, massage therapy or any similar use.				<b>€</b>	<b>P</b>	<b>P</b>	<b>P</b>		<b>P</b>		
Sexually oriented business									<b>C</b>			
Tasting room		<b>P</b>			<b>€</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>		
Tattoo parlor							<b>P</b>	<b>P</b>	<b>P</b>			

Specific Uses Categories	Use Group	A F T	<del>LDR</del> <del>SFR</del>	<del>ADR</del> <del>MFR</del>	<del>HDR</del>	M U	TC	C B	LI	HR	C P	Specific Use Standards
Vehicle sales*	A facility involved in providing direct sales, renting or leasing of motor vehicles, light and medium trucks, tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment; and other consumer motor vehicles such as motorcycles and boats or any similar use.							<b>P</b>	<b>P</b>			
Vehicle service, heavy*	Repair services or auto body work to tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment or any similar use.	<b>C</b>						<b>C</b>	<b>P</b>			
Vehicle service, passenger	Service to passenger vehicles and other small consumer vehicles such as: alignment shop; quick lubrication facilities; brake service, battery sales and installation; outdoor car wash; auto detailing, tire sales and mounting or any similar use.	<b>C</b>					<b>C</b>	<b>P</b>	<b>P</b>			

Specific Uses Categories	Use Group	A F T	<del>LDR</del> <del>SFR</del>	<del>MDR</del> <del>MFR</del>	<del>HDR</del>	M U	TC	C B	LI	HR	C P	Specific Use Standards
Veterinarian, animal hospital		<b>C</b>					<b>C</b>	<b>C</b>	<b>C</b>			Section 7.03K
Warehouse/ freight movement*	Bulk storage, including nonflammable liquids, feed and grain storage; cold storage plants, including frozen food lockers; household moving and general freight storage; separate warehouse used by retail store such as furniture or appliance store; bus barn; parcel services, mail order facility; transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred or any similar use.							<b>P</b>	<b>P</b>			
Wholesale storage and/or sales							<b>C</b>	<b>P</b>	<b>P</b>			
Winery		<b>P</b>					<b>C</b>	<b>P</b>	<b>P</b>	<b>P</b>		Section 7.03D



<b>Table 6.1 Use Table</b>													
Specific Uses Categories	Use Group	A F T	<del>LDR</del> <u>SFR</u>	<del>MDR</del> <u>MFR</u>	<del>HDR</del>	M U	TC	C B	LI	HR	C P	Specific Standards	Use
<b>Industrial Uses</b>													
Crematorium									<b>C</b>	<b>C</b>			
Main line railroad facilities, shed, yards							<b>P</b>	<b>P</b>					
Manufacturing, general*	Bulk mailing service; clothing or textile manufacturing; manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and electrical items, printing, publishing and lithography; production of artwork and toys; sign-making; building maintenance service; exterminator; movie production facility; laundry or dry cleaning plant; photo-finishing laboratory; repair of scientific or professional instruments and electric motors; sheet metal; welding, machine, tool repair shop or studio; woodworking, including cabinet makers and furniture manufacturing or any similar use.								<b>P</b>				



Specific Uses Categories	Use Group	A F T	<del>LDR</del> <del>SFR</del>	<del>MDR</del> <del>MFR</del>	<del>HDR</del>	M U	TC	C B	LI	HR	C P	Specific Use Standards
Research & development*	Laboratories, offices and other facilities used for research and development by or for any individual, organization or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product or any similar use.								<b>C</b>			
Waste service*	Animal waste processing; landfill, incinerator; manufacture and production of goods from composting organic material; outdoor recycle processing center; outdoor storage of								<b>C</b>		<b>C</b>	

recyclable material, including construction material; transfer station; oil and gas facilities or any similar use.																		
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*\*As set forth in the Use Table, certain uses are grouped together based on common functional, product or physical characteristics. Characteristics include the type and amount of activity, the type of customers, how goods or services are sold or delivered and likely impact on surrounding properties and site conditions. Grouping uses provides a systematic basis for assigning uses to appropriate base zoning districts. Any use not specifically set forth in this LDC is expressly prohibited, unless determined otherwise as set forth in Section 6.02 below.*

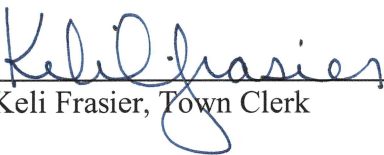
**Section 3.** With the elimination of the High Density Residential (HDR) Zone District, the zone district map of the Town of Palisade is hereby amended so as to provide that all properties zoned High Density Residential (HDR) shall be zoned Multifamily Residential (MFR) Zone District.

**INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED** at a regular meeting of the Board of the Trustees of the Town of Palisade, Colorado, held on June 11, 2024.

TOWN OF PALISADE, COLORADO

By:   
 Greg Mikolai, Mayor

ATTEST:

  
 Keli Frasier, Town Clerk

